



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

November 8, 2004

Motion

Proposed No. 2004-0518.1

Sponsors Edmonds

1 A MOTION adopting the policy framework to guide the
2 siting and permitting requirements for establishing
3 temporary emergency homeless encampments on county-
4 owned land, in collaboration with Seattle Housing and
5 Resource Effort ("SHARE"), the Women's Housing,
6 Equality and Enhancement League ("WHEEL") and faith-
7 based and not-for-profit community organizations in King
8 County; and directing the county executive to prepare a
9 plan for the county's response to the committee to end
10 homelessness's ten-year plan to end homelessness in King
11 County.

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14 WHEREAS, homelessness is widely recognized as a growing problem in King
15 County and elsewhere in the nation, and

16 WHEREAS, more than eight thousand King County residents are estimated to be
17 homeless on any given night, and

18 WHEREAS, forty-seven people without homes have died out of doors or in
19 emergency rooms in the first seven months of this year, and

20 WHEREAS, King County finds it unacceptable that people are dying on the
21 streets of our communities because there are insufficient safe alternative locations, and

22 WHEREAS, the Seattle Housing and Resource Effort ("SHARE") and the
23 Women's Housing, Equality and Enhancement League ("WHEEL") are nonprofit
24 organizations that advocate and provide services for homeless persons, and

25 WHEREAS, SHARE/WHEEL has established Tent City 4 in King County to
26 provide a safe community for up to one hundred homeless persons every night, and

27 WHEREAS, Tent City 4 is self-governing, complies with all health, fire and
28 public safety regulations, and the residents live by a strict code of conduct providing a
29 drug-free, alcohol-free and respectful environment, and

30 WHEREAS, SHARE/WHEEL has successfully worked with churches and
31 nonprofit groups to provide support services and assistance to residents of Tent City 4,
32 and the site moves every ninety days, and

33 WHEREAS, there is no general King County policy affirming use of King
34 County properties for a tent city nor are any county owned sites specifically authorized to
35 provide this type of temporary housing function, and

36 WHEREAS, the citizens' advisory commission on homeless encampments
37 ("CACHE") was established by the metropolitan King County council in June 2004 to
38 study the issues of temporary emergency encampments, including whether there is a need
39 for homeless encampments, whether these encampments shall be sited on public or

40 private land, or both, and identifying procedural guidelines for siting and permitting
41 future temporary homeless encampments, and

42 WHEREAS, the final report of the CACHE found that temporary emergency
43 homeless encampments are not ideal but the overwhelming majority found that there is a
44 need for the encampments until more permanent housing is available across King
45 County, and

46 WHEREAS, it is appropriate to provide policy direction as to the terms and
47 conditions for the use of non-parks county-owned property for purposes of hosting a
48 temporary emergency homeless encampment, and

49 WHEREAS, temporary emergency homeless encampments serve as an interim
50 survival mechanism while King County continues its important work as a member of the
51 regional Committee to End Homelessness in King County seeking permanent housing
52 alternatives and supportive services, and

53 WHEREAS, the Committee to End Homelessness will announce its final plan and
54 recommendations in early 2005, and

55 WHEREAS, King County government has been selected by the Committee to
56 End Homelessness to serve as the regional coordinator of the implementation of the
57 countywide ten-year plan to end homelessness in King County;

58 NOW, THEREFORE, BE IT MOVED by the Council of King County:

59 The metropolitan King County council authorizes the county executive to
60 establish guidelines and criteria for an agreement with SHARE/WHEEL to govern any
61 temporary emergency homeless encampments sited on non-parks county owned property
62 as long as the following terms and conditions are included in the agreement:

63 A. No temporary emergency encampments will be set up in any land designated
64 as a King County park.

65 B. Use of county land in unincorporated King County for a temporary emergency
66 homeless encampment site requires the issuance of a special use permit with conditions
67 for that use in conformance with law.

68 C. For each proposed county-owned location, it is the strong recommendation of King
69 County that SHARE/WHEEL secure an agreement in writing with a sponsoring
70 organization, which may be a church or other organization, that agrees to assume
71 responsibility for providing or coordinating basic services and support to temporary
72 emergency homeless encampment residents and who will join with SHARE/WHEEL in
73 all applications for relevant permits;

74 D. SHARE/WHEEL and any sponsoring organization shall apply to the King
75 County real estate services section for a special use permit at least thirty days in advance
76 of the desired date to commence the use;

77 E. For county-owned properties located within other local jurisdictions,
78 SHARE/WHEEL shall promptly contact the appropriate government responsible for land
79 use of the proposed site, including notifying cities containing or contiguous to the
80 proposed temporary emergency homeless encampment site;

81 F. Conditions included in a special use permit for any temporary emergency
82 homeless encampments on county land located within other local jurisdictions shall make
83 any county issued permit subject to the land use permit process of that jurisdiction as
84 required by law;

85 G. Proposed sites on private land in unincorporated King County shall require a
86 temporary use permit, and application for a temporary use permit shall be made by
87 SHARE/WHEEL and any sponsoring organization to the department of development and
88 environmental services at least thirty days in advance of the desired date to commence
89 such use;

90 H. SHARE/WHEEL and any sponsoring organization will abide by and
91 incorporate all conditions and requirements identified by the county executive and
92 revised county code with regard to community notification, maximum enrollment,
93 environmental health and safety rules, buffers and boundaries, length of stay, individual
94 identification requirements, warrant and sex offender checks, unannounced inspections
95 by relevant public health and public safety agencies and other policies as deemed
96 appropriate;

97 I. SHARE/WHEEL will assume responsibility for homeless encampment
98 residents' behavior and to the extent allowed by law hold the county harmless for any and
99 all injuries or property loss occurring within or as a result of a temporary emergency
100 homeless encampment;

101 J. SHARE/WHEEL will move the temporary emergency encampment to other
102 properties within ninety days;

103 K. SHARE/WHEEL will enforce its code of conduct at all times that prohibits
104 the use of drugs and alcohol inside the encampment, prohibits weapons, violence, or open
105 flames inside the encampment, and requires homeless encampment residents to respect
106 each other and their neighborhood at all times and, if the code of conduct is not upheld,

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107 the agreement may be terminated by the county and the temporary emergency homeless
108 encampment will immediately exit King County property;

109 L. The policies and sections of this motion will apply to any organization in
110 addition to SHARE/WHEEL that chooses to provide homeless encampments in King
111 County;

112 M. Special use permits obtained for any temporary emergency homeless
113 encampment shall be deemed to be for a use having mutual and offsetting benefit to King
114 County or for low-income residents, or for both, and therefore fees for these permits shall
115 be waived; and

116 N. The metropolitan King County council directs the county executive to actively
117 work on developing a long-term plan for ending homelessness in King County that would
118 eliminate the need for temporary homeless emergency encampments within ten years and
119 sets forth the following policy framework in the development of that plan:

120 1. The county executive shall work with faith-based groups, community
121 organizations and not-for-profits to create an organized schedule for rotation of
122 temporary emergency encampments at multiple sites across King County to ensure
123 sufficient time is available for community notification and education and completion of
124 permitting requirements before each relocation;

125 2. All suitable county-owned non-parks properties in incorporated and
126 unincorporated King County will be carefully evaluated as possible sites for a temporary
127 emergency homeless encampment and possible placement within the rotation of sites;

128 3. As part of its role as the regional coordinator of the implementation of the
129 ten-year plan to end homelessness in King County, the county executive should pursue

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130 vigorous outreach to all of the county's thirty-nine cities to explore regional
131 collaborations for assisting the homeless, including, but not limited to temporary
132 emergency homeless encampments, creating additional alternative shelter and transitional
133 housing, and developing affordable permanent housing for individuals and families.

134 4. The long-term plan should include phasing out of temporary emergency
135 encampments as part of the ten-year plan for ending homelessness in King County; and

136 5. The county's strongest efforts shall be directed at creating more affordable
137 and accessible permanent housing in communities across King County, as well as the

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138 necessary supportive treatment and services needed to ensure the success of particularly
139 vulnerable populations.

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KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

ATTEST:

Attachments A. King County Policies and Procedures for Siting Emergency Temporary Homeless
Encampments